

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	24 Sixth Avenue RAYMOND ISLAND VIC 3880 Lot: 2 PS: 916371
The application is for a permit to:	Buildings and Works (Extension to Dwelling and Outbuilding)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
43.02-2	Buildings and works
44.04-2	Buildings and works
44.06-2	Buildings and works for accommodation
The applicant for the permit is:	Development Solutions Victoria Pty Ltd
The application reference number is:	5.2026.45.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 24 February 2026 9:54 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: APPENDIX A Copy of Title.pdf; APPENDIX C Bushfire Management Plan.pdf; APPENDIX B Development Plans.pdf; APPENDIX A Plan of Subdivision.pdf; 25100 Letter to Council.pdf; 25100 Planning Submission.pdf; Planning_Permit_Application_2026-02-24T09-53-28_31392863_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name:

Business trading name: C/- Development Solutions Victoria Pty Ltd

Email address: admin@devsolvic.com.au

Postal address : 48 Bailey Street, Bairnsdale Vic 3875

Preferred phone number: 0351524858

Owner's name:

Owner's business trading name (if applicable): C/- Development Solutions Victoria

Owner's postal address: 48 Bailey Street, Bairnsdale Vic 3875

Street number: 24

Street name: Sixth Avenue

Town: Raymond Island

Post code: 3880

Lot number: 2

Plan number: 916371G

Other Legal Description: Vol 12509 Fol 290

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Existing Dwelling and Associated Facilities

Description of proposal : Additions and Alterations to an Existing Dwelling and Development of a Carport

Estimated cost of development: 160000

Has there been a pre-application meeting: No

Your reference number: 25100

ExtraFile: 2

Invoice Payer: Development Solutions Victoria Pty Ltd

Address for Invoice: 48 Bailey Street, Bairnsdale Vic 3875

Invoice Email: admin@devsolvic.com.au

Primary Phone Invoice: 0351524858

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: [APPENDIX A Copy of Title.pdf](#), [APPENDIX A Plan of Subdivision.pdf](#)

1. Supporting information/reports: [APPENDIX C Bushfire Managment Plan.pdf](#)

Plans: [APPENDIX B Development Plans.pdf](#)

2. Supporting information/reports: [25100 Letter to Council.pdf](#)

Planning report: [25100 Planning Submission.pdf](#)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 12509 FOLIO 290

Security no : 124132345218F
Produced 20/02/2026 02:14 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 916371G.
PARENT TITLES :
Volume 08222 Folio 995 to Volume 08222 Folio 996
Created by instrument PS916371G 20/10/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS916371G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 24 SIXTH AVENUE RAYMOND ISLAND VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 23378R TITLEHOLDER CONVEYANCING
Effective from 09/10/2025

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS916371G
Number of Pages (excluding this cover sheet)	2
Document Assembled	20/02/2026 14:14

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<h1>PLAN OF SUBDIVISION</h1>	
<p>LOCATION OF LAND</p> <p>PARISH: BAIRNSDALE TOWNSHIP: RAYMOND ISLAND SECTION: II CROWN ALLOTMENT: 1 & 2 (PARTS) CROWN PORTION: _____ TITLE REFERENCE: VOL 8222 FOL 995 VOL 8222 FOL 996 LAST PLAN REFERENCE: LOTS 9 & 10 ON LP49975 POSTAL ADDRESS: 24 - 26 SIXTH AVENUE, (at time of subdivision) RAYMOND ISLAND, 3880 MGA2020 CO-ORDINATES: E: 563 820 ZONE: 55 (of approx centre of land in plan) N: 5802 310</p>	<p>Council Name: East Gippsland Shire Council Council Reference Number: PS916371G Planning Permit Reference: Planning permit not required SPEAR Reference Number: S211101C</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Robert Pringle for East Gippsland Shire Council on 21/04/2023</p>

VESTING OF ROADS AND/OR RESERVES	NOTATIONS				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL	
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No. _____</p> <p>This survey has been connected to permanent marks No(s). 5</p> <p>In Proclaimed Survey Area No. NIL</p>					

EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				

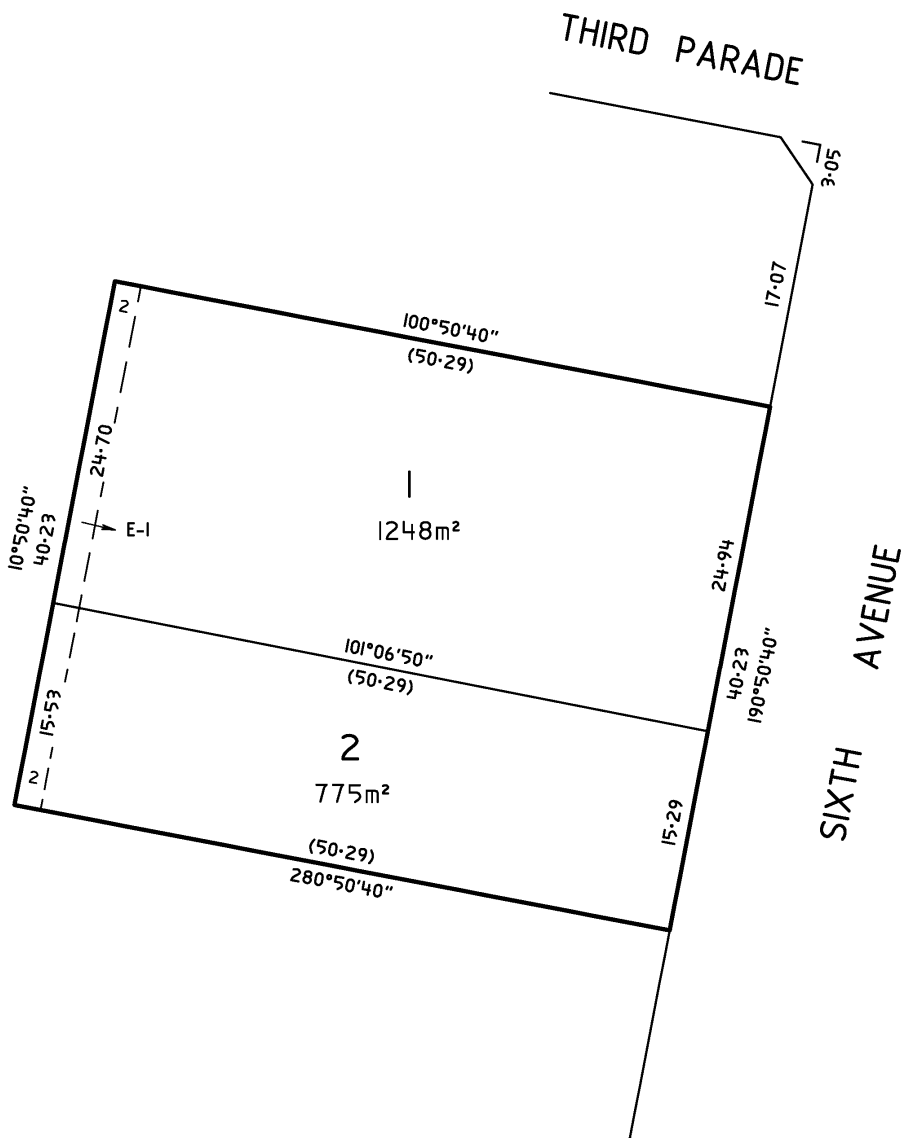
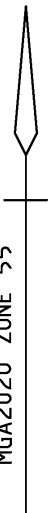
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION

<p>Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 6162 6011 E. contact@rowthiersadler.com.au</p>	SURVEYORS FILE REF: 20250	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2 SHEETS
	Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor, Surveyor's Plan Version (1), 06/04/2023, SPEAR Ref: S211101C		PLAN REGISTERED TIME: 3:39 PM DATE: 20/10/2023 YL Assistant Registrar of Titles

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PS 916 371G

MGA2020 ZONE 55

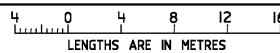


Crowthor & Sadler Pty. Ltd.

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SURVEYORS REF
20250

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by: Paul Anthony Dwyer, Licensed Surveyor,
 Surveyor's Plan Version (1),
 06/04/2023, SPEAR Ref: S211101C

Digitally signed by:
 East Gippsland Shire Council,
 21/04/2023,
 SPEAR Ref: S211101C

Printed 26/03/2026

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APPLICATION FOR PLANNING PERMIT

**ADDITIONS AND ALTERATIONS TO
AN EXISTING DWELLING AND
DEVELOPMENT OF A CARPORT**

24 SIXTH AVENUE, RAYMOND ISLAND

REF: 25100

CONTENTS

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3	The Proposal	11
4	Zones and Overlays	13
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APPENDIX

- A Copy of Title and Plan of Subdivision
- B Proposed Development Plans
- C Bushfire Management Plan

DOCUMENT REVISION

1	Draft Report	CH	18/02/2026
2	Final Report	CMC	21/02/2026

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1. INTRODUCTION

Development Solutions Victoria Pty Ltd act on behalf of the owners of land and the applicants for this planning permit application for the additions and alterations to an existing dwelling and development of a carport at 24 Sixth Avenue, Raymond Island.

This submission and supporting documentation provide details of the subject site, relevant planning controls and policies and delivers an assessment against the provisions of the East Gippsland Planning Scheme.

The proposal has been thoughtfully designed to improve the existing dwelling by introducing additional living areas and undercover car space, increasing overall comfort and improving day to day functionality for the occupants.

Planning approval for the proposed buildings and works is required under the provisions of the Bushfire Management Overlay, Design and Development Overlay and Land Subject to Inundation Overlay.

The proposal is consistent with the objectives of the East Gippsland Planning Scheme, is an appropriate development in this location and will result in a positive planning outcome.

Address	24 Sixth Avenue, Raymond Island
Site Description	Lot 2 on Plan of Subdivision 916371G
Title Particulars	Vol 12509 Fol 290
Site Area	775m ²
Proposal	Additions and Alterations to an Existing Dwelling and Development of a Carport
Planning Scheme	East Gippsland Planning Scheme
Zone	General Residential Zone – Schedule 1
Overlays	Bushfire Management Overlay – Schedule 1 Design and Development Overlay – Schedule 11 Land Subject to Inundation Overlay Vegetation Protection Overlay – Schedule 2
Aboriginal Cultural Heritage	Identified as an area of Cultural Heritage Sensitivity
Permit Triggers	Clause 43.02-2 Design and Development Overlay – Buildings and Works Clause 44.04-2 Land Subject to Inundation Overlay – Buildings and Works Clause 44.06-2 Bushfire Management Overlay – Buildings and Works
Notice	Exempt from notice at Clause 44.04-6 and Clause 44.06-7
Referrals	East Gippsland Catchment Management Authority and Country Fire Authority
Work Authority Licence	Not Applicable
Planning Scheme requirements	Municipal Planning Strategy – Clause 02 Settlement – Rural settlements – Clause 02.03-1 Environmental and landscape values – Clause 02.03-2 Environmental risks and amenity – Clause 02.03-3 Built environment and heritage – Clause 02.03-5 Housing – Clause 02.03-6 Planning Policy Framework – Clause 10 Settlement – Clause 11 Environmental and landscape values – Clause 12 Environmental risks and amenity – Clause 13 Built environment and heritage – Clause 15 Housing – Clause 16 Design and Development Overlay – Clause 43.02-2 Land Subject to Inundation Overlay – 44.04 Bushfire Management Overlay – Clause 44.06 Decision guidelines – Clause 65

2. SITE CONTEXT

Site

The subject site is located at 24 Sixth Avenue, Raymond Island. A copy of the Title and Plan of Subdivision is contained in **Appendix A**. The title is not affected by any restrictive covenants or agreements.

The subject site is rectangular in shape, with a total area of 755m², and is developed with an existing dwelling and associated outbuilding.

The subject site is generally flat in nature with the dwelling located centrally and several established garden beds throughout.

Details of the site are depicted in the photographs provided below.

Access is existing via a gravel crossover and driveway along the eastern boundary connecting directly to Sixth Avenue. Sixth Avenue is a gravel road that transitions to bitumen seal at the northern end and traverses in a north to south direction.

The subject site in relation to Raymond Island and Paynesville as well as the surrounding land, is shown in the locality plans in **Figure 1** and **Figure 2**.

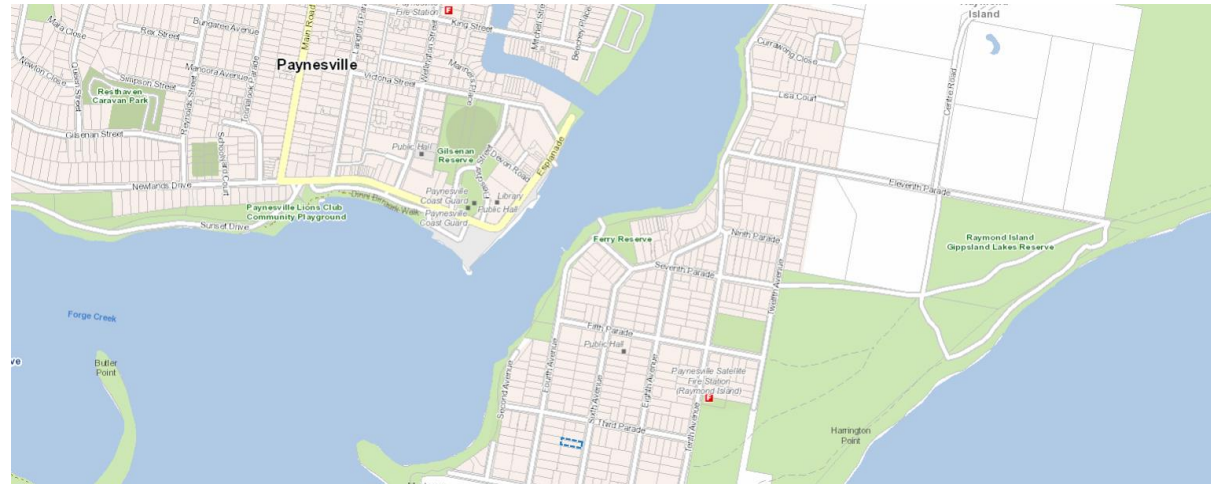


Figure 1 – Locality Plan – 24 Sixth Avenue, Raymond Island (source: mapshare.vic.gov.au)

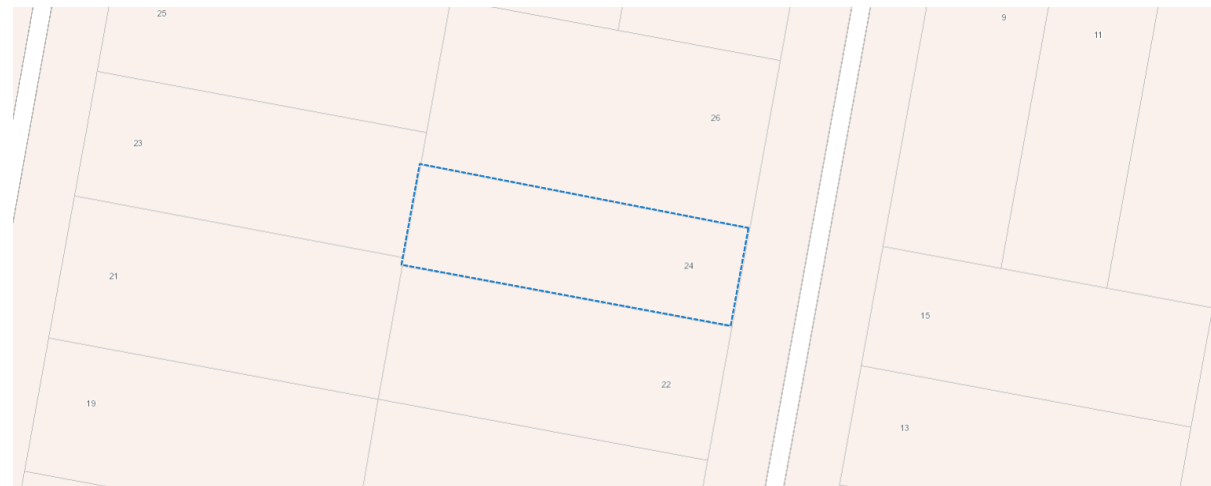


Figure 2 – Locality Plan – 24 Sixth Avenue, Raymond Island (source: mapshare.vic.gov.au)

Surrounds

The land in this locality is mostly developed with existing residential development with public land in the broader landscape.

Adjoining the northern, southern and western boundaries of the site is land containing existing dwellings and associated facilities. Adjoining the eastern boundary is Sixth Avenue and further is an existing dwelling and associated facilities.

The site is located in the southwestern portion of Raymond Island.

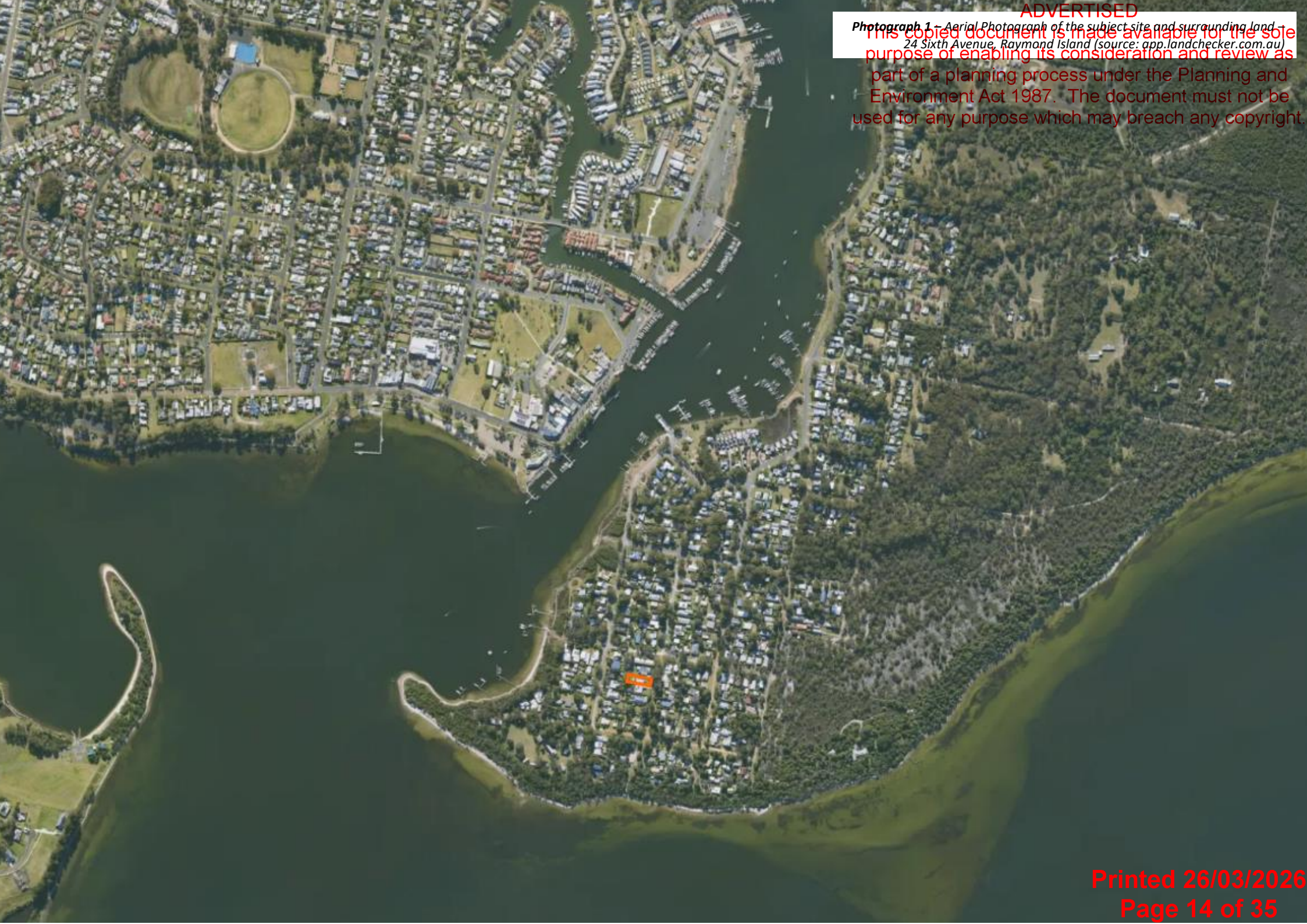
Raymond island is a small island located centrally in the Gippsland Lakes. The area encompasses an array of local wildlife and the Paynesville Ferry Service. Raymond island is located approximately 4.7 kilometres east of Paynesville and approximately 20.7 kilometres from Bairnsdale. Paynesville and Bairnsdale provide a wide range of facilities and services.

The subject site in relation to Raymond Island and surrounding areas is shown in the aerial photograph below.



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**Photograph 1 – Aerial Photograph of the subject site and surrounding land –
24 Sixth Avenue, Raymond Island (source: app.landchecker.com.au)**
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Photograph 2 – Subject site and existing access at 24 Sixth Avenue, Raymond Island.



Photograph 4 – Existing outbuilding on subject site facing southwest.



Photograph 6 – Location of proposed additions adjoining the eastern side of the existing dwelling facing northeast.



Photograph 3 – Existing dwelling on subject site facing southwest.



Photograph 5 – Location of proposed additions adjoining the western side of the existing dwelling facing north.



Photograph 7 – Location of proposed additions adjoining the eastern side of the existing dwelling facing southeast.



Photograph 8 – Location of proposed additions adjoining the western side of the existing dwelling facing southeast.



Photograph 10 – Location of proposed additions adjoining the western side of the existing dwelling facing south.



Photograph 12 – Neighbouring property adjoining the northern boundary at 26 Sixth Avenue, Raymond Island.



Photograph 9 – Location of proposed additions adjoining the eastern side of the existing dwelling facing south.



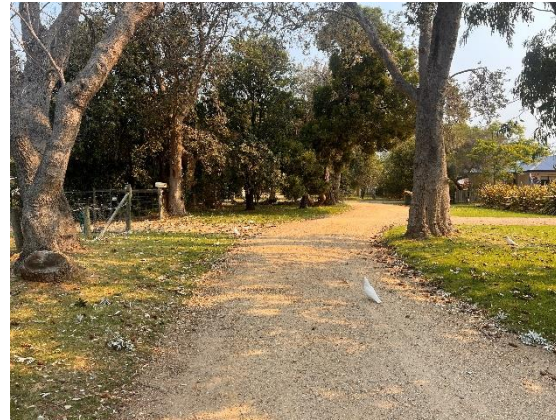
Photograph 11 – Location of proposed carport facing west.



Photograph 13 – Neighbouring property opposite the subject site to the east at 15 Sixth Avenue, Raymond Island.



Photograph 14 – Neighbouring property adjoining the southern boundary at 22 Sixth Avenue, Raymond Island.



Photograph 16 – Sixth Avenue facing south.



Photograph 15 – Sixth Avenue facing north.

3. THE PROPOSAL

This application seeks approval for additions and alterations to an existing dwelling and development of a carport under the provisions of the Bushfire Management Overlay, Design and Development Overlay and Land subject to Inundation Overlay. The proposed development plans are contained in **Appendix B**.

The proposed additions and alterations are concentrated to the eastern and western sides of the existing dwelling. The proposed buildings and works at the eastern end of the dwelling will be set back approximately 4.0 metres from the northern boundary and 12.48 metres from the eastern boundary. The western additions will be set back approximately 6.4 metres from the northern boundary, 1.26 metres from the southern boundary and 1.23 metres from the existing outbuilding to the west.

The proposed carport will be located to the northwest of the existing dwelling. It will be set back approximately 0.39 metres from the northern boundary and 2.83 metres from the western boundary, with the southern elevation being close to adjoining the existing outbuilding.

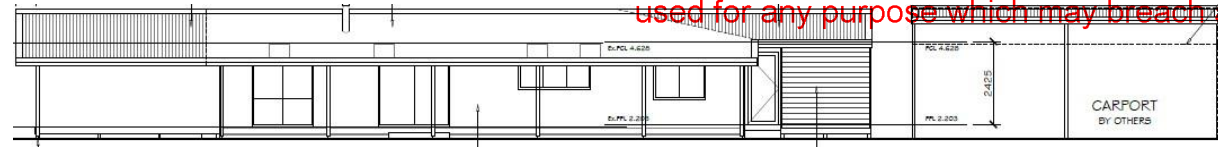


Figure 3 – North Elevation – 3875 Design and Drafting

The proposed buildings and works associated with the additions and alterations will have a total building footprint of 136.54m², including the carport. The overall height of the additions and alterations will match the existing dwelling at 3.77 metres, while the carport will have an overall height of approximately 3.88 metres.

The external finishes will include horizontal Hardie Plank weatherboards painted in the same colour being light grey to match the existing dwelling. The roof of the extension and carport will be finished with Zincolume metal roof sheeting.

An extract from the proposed development plans showing the north elevation, and the proposed floor plan is provided above, below, and in **Appendix B**.

The proposed additions and alterations have been thoughtfully designed to improve the existing dwelling by introducing additional living area, improved amenities and undercover parking space, increasing overall comfort and improving day to day functionality for the occupants.

Vehicle access is existing via a driveway in the northeastern portion of the site, along the eastern boundary directly from Sixth Avenue. The existing driveway will provide access to the new carport and extension.

The proposal does not require the removal of any vegetation or earthworks to facilitate the development. It is noted that a large tree is located on the adjoining property boundary to the west. The design of the proposed carport has been carefully considered to avoid adverse impacts on this tree, with no sealed surface proposed. If anything, a permeable surface such as gravel is intended, ensuring minimal disturbance to root systems and maintaining natural drainage conditions.

Drainage from the proposed additions will be directed to the legal point of discharge to the satisfaction of the responsible authority. The subject site has access to an appropriate level of services and infrastructure including, reticulated water, sewerage, electricity, telecommunications and a good quality road network.

4. ZONES AND OVERLAYS

General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An extract of the General Residential Zone Map is provided in **Figure 5**.

Clause 32.08 provides a permit is not required for buildings and works associated with a dwelling and as such this is not addressed further.

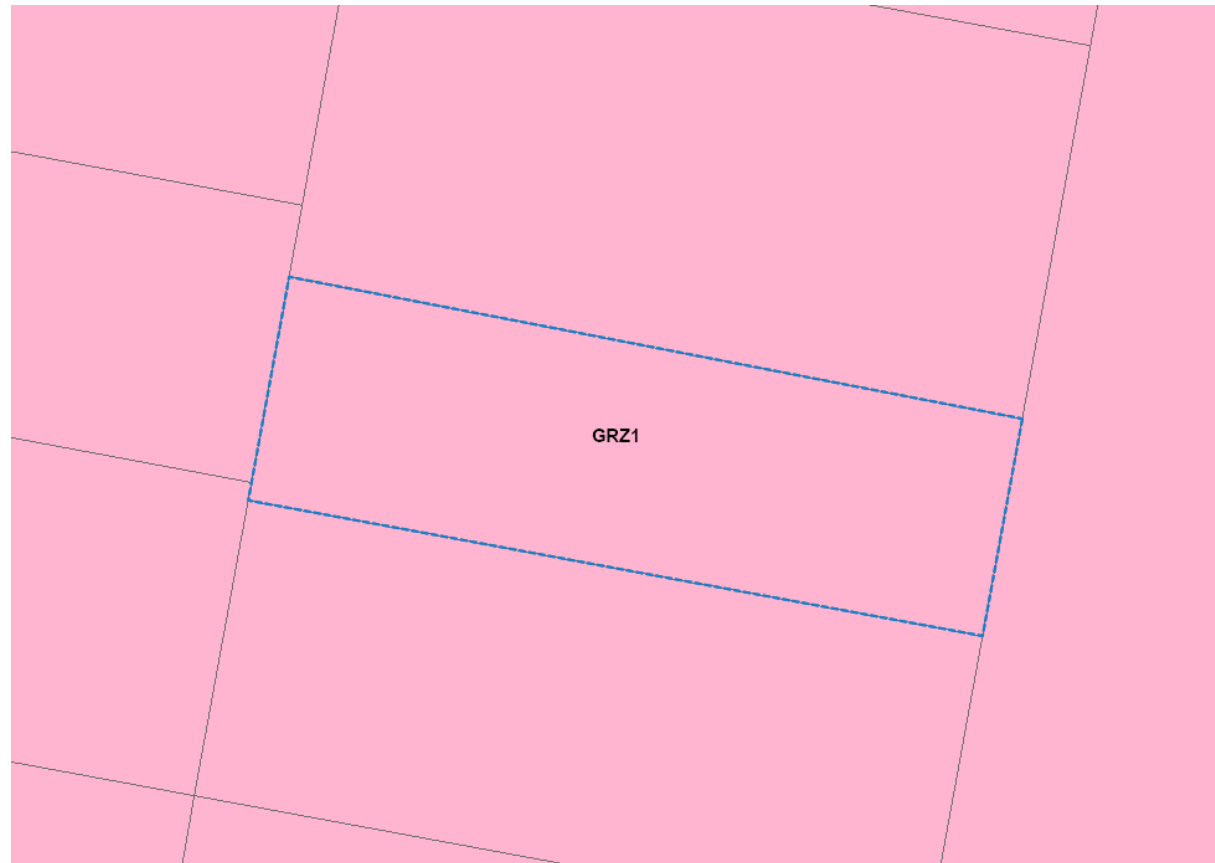


Figure 5 – General Residential Zone – (source - mapshare.vic.gov.au)

Bushfire Management Overlay – Schedule 1

The purpose of the Bushfire Management Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

An extract of the Bushfire Management Overlay Map is provided in **Figure 6**.

Clause 44.06-2 provides a permit is not required for buildings and works with the floor area of less than 100m², not used for accommodation and ancillary to a dwelling and a permit is not required for alterations or extensions to an existing building used for a dwelling or a small second dwelling that is less

than 50 percent of the gross floor area of the existing building.

On this basis, a permit is required for the proposed extension as it exceeds 50 percent

of the gross floor area of the existing building, however a permit will not be required for the carport as it is less 100m² in area. The relevant decision guidelines are addressed below in Section 5.

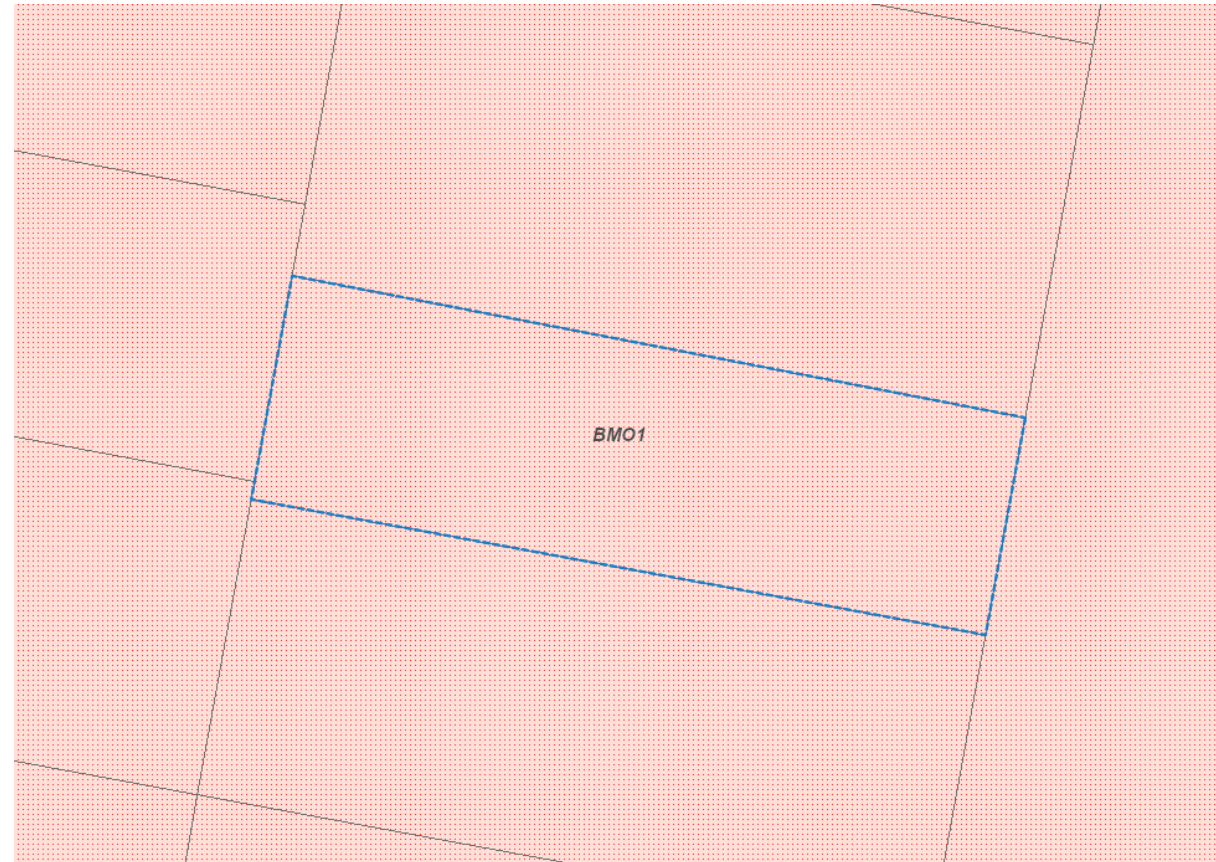


Figure 6 – Bushfire Management Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11

The purpose of the Design and Development Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

An extract of the Design and Development Overlay Map is provided in **Figure 7**.

Clause 43.02-2 – Buildings and works provides a permit is required to construct a building or construct or carry out works. The schedule provides a permit is required for a building exceeding 7.5 metres in height, total area of proposed works greater than 150m² and for a building with a footprint greater than 300m².

The total building footprint will exceed 300m² in area, and as such a planning approval is required for the proposed development under the provisions of the Design and Development Overlay. The relevant decision guidelines and schedule are addressed in Section 5 of this submission.

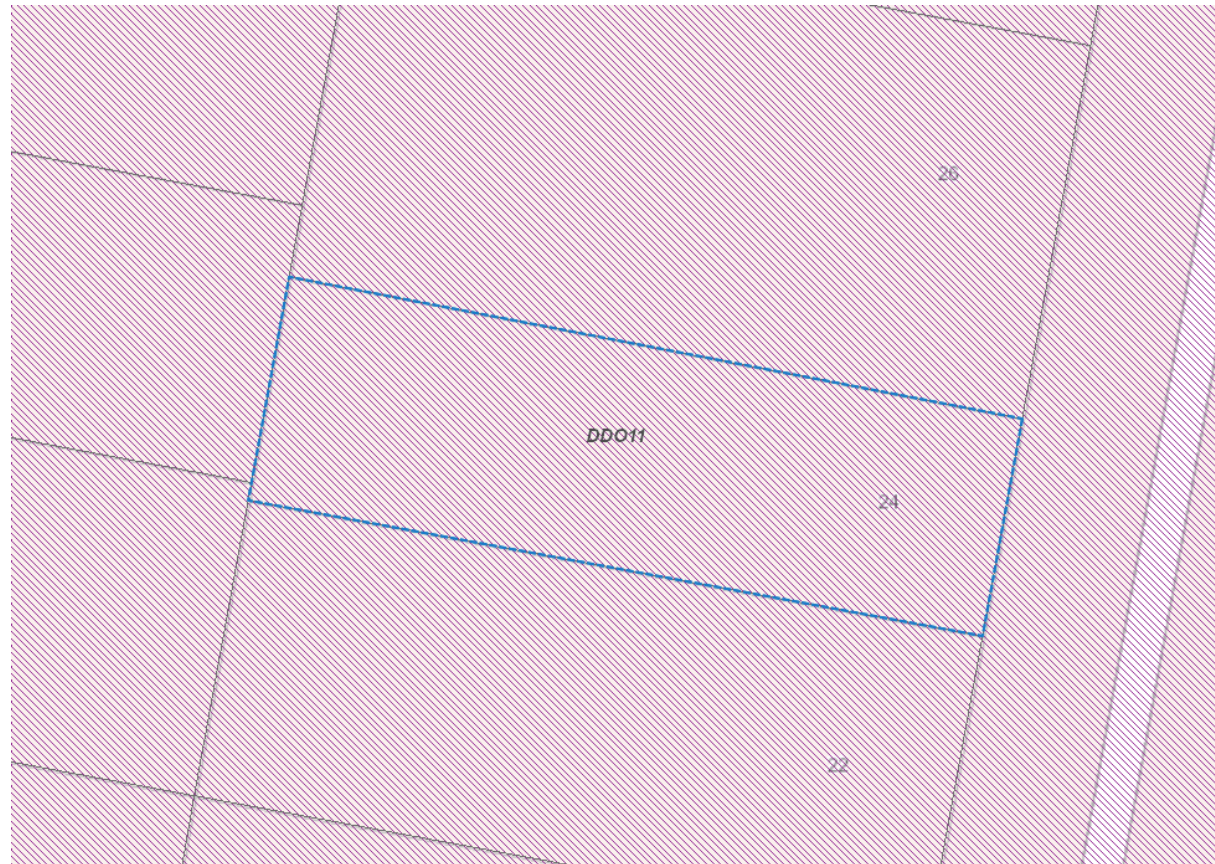


Figure 7 – Design and Development Overlay – (source - mapshare.vic.gov.au)

Design and Development Overlay – Schedule 11 continued:

Schedule 11 to the Design and Development Overlay relates to Residential Development in Coastal Settlements and contains the following design objectives:

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a*

dominant visual and environmental feature.

- *To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.*
- *To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the Newlands Arm Estate Restructure Plan, Version 7 (March 2017).*

Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the

environmental quality of water and groundwater.

- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health*

An extract of the Land Subject to Inundation Overlay Map is provided in **Figure 8**.

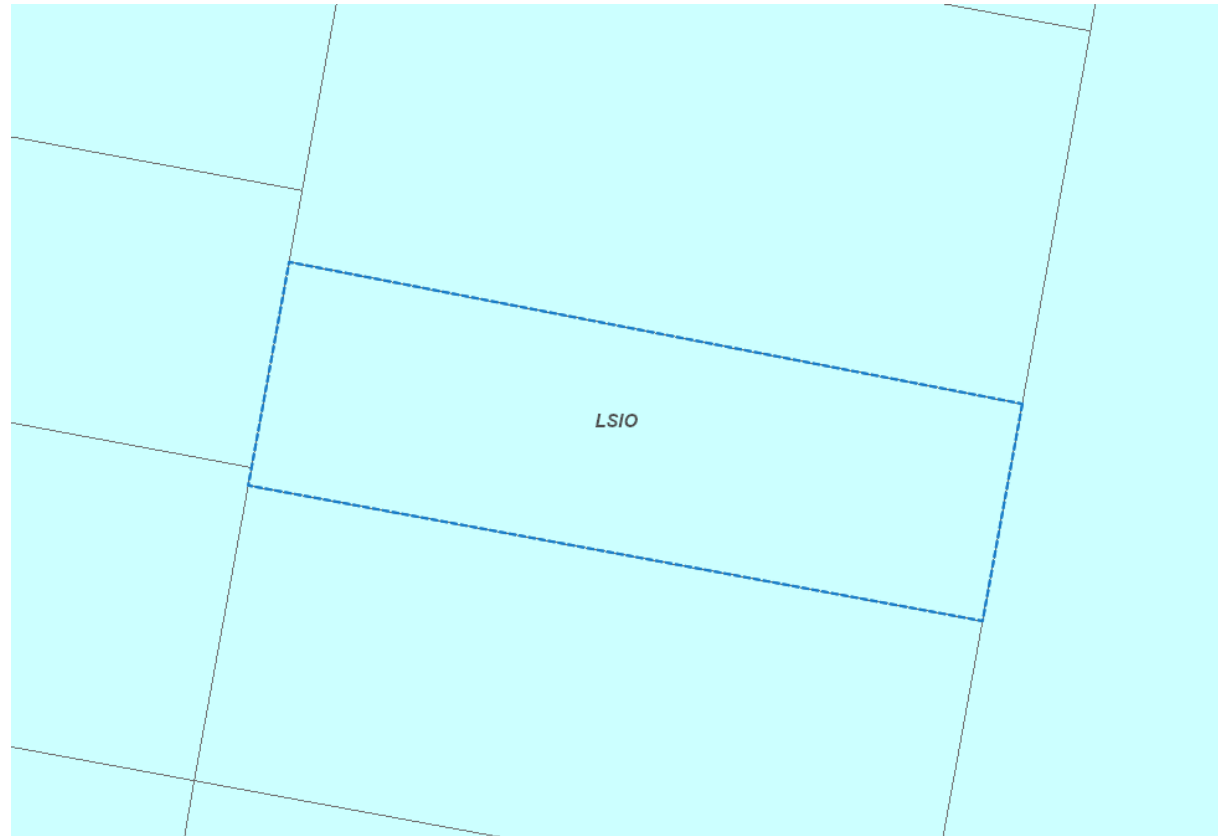


Figure 8 – Land Subject to Inundation Overlay – (source - mapshare.vic.gov.au)

Clause 44.04-2 provides a permit is required to construct a building or to construct or carry out works. The schedule provides in 3.0 a permit is not required for a carport associated with an existing dwelling. On this basis, a permit is required for the proposed extension, however a permit will not be required for the carport. The relevant decision guidelines are addressed below in Section 5.

Vegetation Protection Overlay – Schedule 2

The purpose of the Vegetation Protection Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

An extract of the Vegetation Protection Overlay Map is provided in **Figure 9**.

The proposal is not seeking to remove, destroy or lop any vegetation. As such a permit is not required under the provisions of the Vegetation Protection Overlay. This is not addressed further.

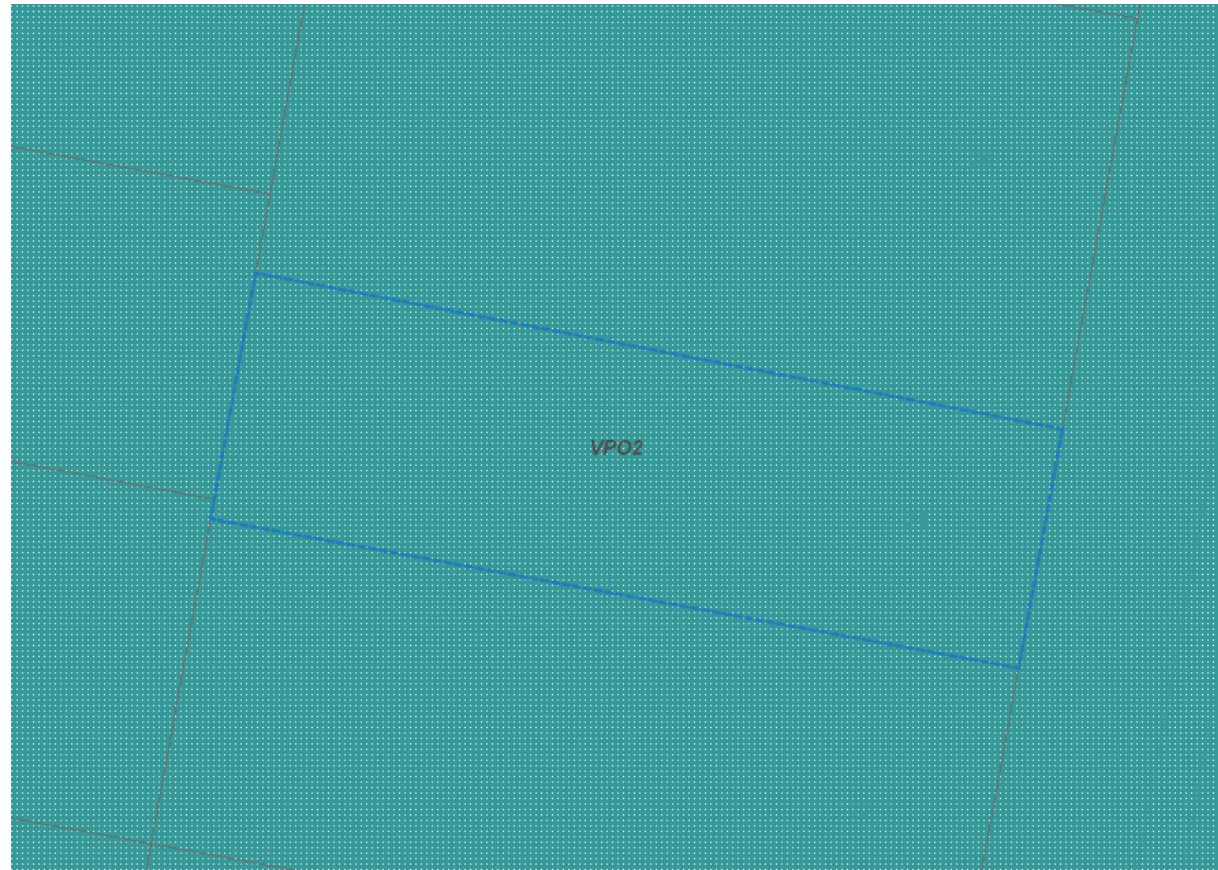


Figure 9 – Vegetation Protection Overlay – (source - mapshare.vic.gov.au)

Aboriginal Cultural Heritage

Under the provisions of the *Aboriginal Heritage Act 2006* the subject site is recognised as being within an area of Aboriginal Cultural Heritage Sensitivity.

The buildings and works associated with an existing dwelling are an exempt activity, and as such a Cultural Heritage Management Plan is not required.

An extract of the Aboriginal Cultural Heritage Map is provided in **Figure 10**.

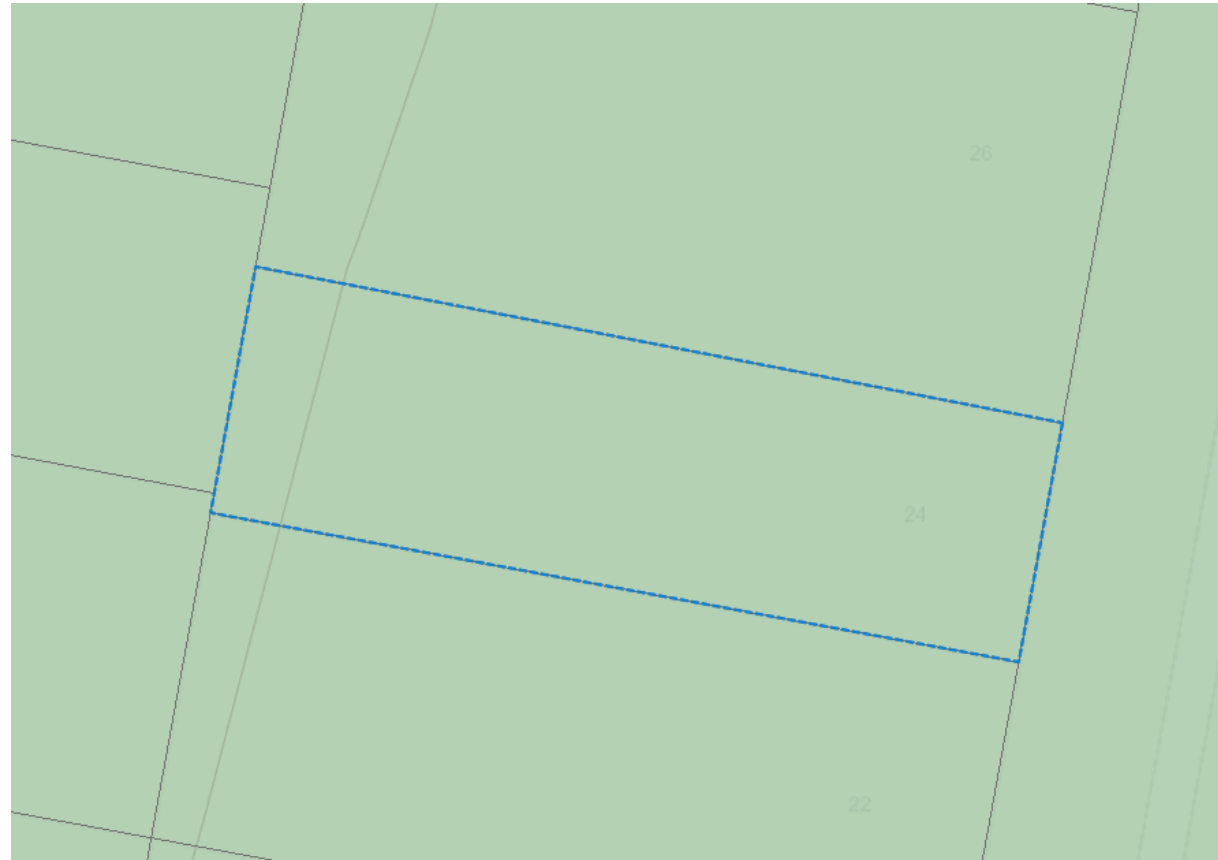


Figure 10 – Aboriginal Cultural Heritage Map – (source - mapshare.vic.gov.au)

5. PLANNING ASSESSMENT

This proposal has been assessed against the objectives and standards of applicable clauses of the East Gippsland Planning Scheme and it is considered that the proposed extension and carport are appropriate for the following reasons:

- The proposal meets the objectives of the Municipal Planning Strategy at **Clause 02** and the Planning Policy Framework at **Clause 10** by providing additions and alterations that are respectful of the existing dwelling, surrounding development and the environmental context.
- The proposed deck, verandah, ensuite and walk in robe will enhance the functionality and amenity of the existing dwelling by improving internal layout, providing additional living space and strengthening the connection between indoor and outdoor areas. The proposed carport will provide convenient undercover parking and weather protection for the occupants.
- The proposal will support a high level of environmental sustainability, urban design, and amenity by designing the proposed additions and alterations to meet the constraints of the land, therefore reducing any potential negative environmental impacts as sought to achieve by the relevant clauses including **Clause 02.03**, **Clause 12** and **Clause 13**.
- No vegetation removal is required as a result of the proposal. A large tree is located on the adjoining property along the western boundary. The siting and construction of the proposed carport have been designed to avoid impacts on this tree, with no sealed surface proposed. A permeable finish, such as gravel is anticipated to minimise potential disturbance to the tree's root zone and to maintain existing drainage conditions.
- **Clause 02.03-1** identifies Raymond Island as a rural town. The subject site and existing dwelling are reflective of the established development pattern within this locality.
- The subject site has access to an appropriate level of services and infrastructure including, reticulated water, sewerage, electricity, telecommunications and a good quality road network.
- The proposal meets the objectives of **Clause 16** by supporting the ongoing use and improvement of an existing dwelling within an established residential area, thereby contributing to housing diversity.
- **Clauses 02.03-3**, **13.01-1S** and **44.06** require consideration of bushfire hazards and implications as a result of any proposed development. A Bushfire Management Plan is provided in **Appendix C** which concludes the proposal can achieve a BAL12.5 rating. All approved bushfire protection measures have been incorporated into the proposal, including defensible space to the property boundary and a 5,000 litre water tank to be located along the western wall of the existing shed to support firefighting purposes. **Clause 44.06-4** requires the application to meet the requirements of Schedule 2. All requirements set out in Schedule 2 have been addressed and incorporated. It is concluded the risks associated with bushfire can be reduced to an acceptable level.
- The proposal is consistent with the decision guidelines of the Design and Development Overlay at **Clause 43.02-6** which seeks to identify areas which are affected by specific requirements relating to the design and built form of new development.
- The proposed extension and carport will result in an appropriate development that will be used for residential purposes. Planning approval is required as the proposed building footprint will exceed 300m² in area. The proposed additions are located at the eastern and western ends of the existing dwelling, while the carport is positioned to the northwest of the dwelling as shown on the development plans. The

- buildings and works maintain appropriate setbacks from all boundaries and are respectful of the sewer easement along the western boundary.
- The proposed external colours and materials have been selected to ensure the additions and carport are not visually obtrusive and are well integrated with the surrounding residential environment. The surrounding land is predominantly developed for residential purposes, comprising dwellings of varied styles, heights and setbacks.
 - The proposal is not dissimilar to other additions within the locality and represents an appropriate and modest residential development that respects the significant surrounding landscape.
 - **Schedule 11** applies to residential development within coastal settlements and seeks to protect township character and minimise visual bulk and landscape impact. The proposed additions and carport are modest in scale, remain below the 7.5 metre height for Raymond Island, and are appropriately proportioned in the context of the existing dwelling and site.
 - The roof form will sit generally below the prevailing tree canopy and the development will not be visually obtrusive

when viewed from nearby streets or neighbouring properties.

- The proposal maintains appropriate setbacks and integrates with the existing dwelling and surrounding landscape, ensuring compatibility with the established coastal neighbourhood character.
- External materials and colours are low reflective and muted in tone, reducing contrast with the landscape and minimising distant visibility. A description of the proposed finishes is provided in Section 3 of this submission.
- No additional planting beyond simple landscape gardens is proposed at this time, particularly given the bushfire prone nature of the area.
- The proposal is generally consistent with the decision guidelines of the Land Subject to Inundation Overlay at **Clause 44.04-8** which seeks to minimise the potential flood risk to life, health and safety.
- The proposed buildings and works associated with the extension and carport will result in a modest increase in building footprint of 136.54m² including the carport. Combined with water resistant building material, this will ensure that there will be minimal to no impact on flood storage or flows.

- Preliminary advice has been sought from the relevant floodplain management authority. Advice from the East Gippsland Catchment Management Authority (EGCMA) has confirmed it is supportive of the proposed ensuite and walk in robe extension, given its minor nature and that the existing finished floor level of 2.203 metres AHD is above the declared 1% Annual Exceedance Probability flood level. The EGCMA has indicated that it would be unlikely to object to the proposal, provided certain conditions are met. These include maintaining the finished floor levels and existing ground surface as proposed, and the use of appropriate construction methods and materials.
- The proposal is not expected to increase flood risk or adversely affect flood flows or velocities.
- The proposed additions and alterations are unlikely to impact nearby waterways being the Gippsland Lakes, particularly given the existing development on the site and surrounding land.
- Drainage from the proposed additions and alterations will be directed to the legal point of discharge to the satisfaction of the responsible authority.
- The increase in floor area is unlikely to result in adverse impacts given the size of

the existing dwelling. The development is respectful of the allotment size and surrounding environment, and the additions will align comfortably with the existing character of Raymond Island without creating visual bulk or noticeably changing how the property appears from neighbouring properties or surrounding roads.

- This submission has addressed the decision guidelines of **Clause 65**, and the proposal supports orderly planning of the area whilst taking into consideration the potential effect on the environment, human health and the amenity of the area.
- Access to the site is existing via a gravel crossover and driveway located in the northeastern portion of the site along the eastern boundary from Sixth Avenue. This access will remain unchanged and no additional access points are proposed.
- There are no factors of this proposal that are likely to cause or contribute to land degradation, salinity or reduce water quality.

6. CONCLUSION

This submission is in support of a planning permit application for the additions and alterations to an existing dwelling and development of a carport at 24 Sixth Avenue, Raymond Island.

The relevant provisions of the East Gippsland Planning Scheme have been addressed and it has been ascertained that the proposed development is appropriate in this location. It is requested that the proposal be supported for the following reasons:

- The proposal is consistent with the objectives and strategies outlined in the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is generally consistent with the objectives of the Land Subject to Inundation Overlay, Design and Development Overlay and Bushfire Management Overlay.
- The hazards associated with flooding and bushfire can be reduced to an acceptable level.
- The design of the proposal is complementary to the existing dwelling, surrounding development and is consistent with the character of the area.

It is requested that a planning permit be granted for this development.

Development Solutions Victoria

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This document has been prepared for planning permit application purposes only. The report has been made with careful consideration and with the best information available to Development Solutions Victoria Pty Ltd at the time.

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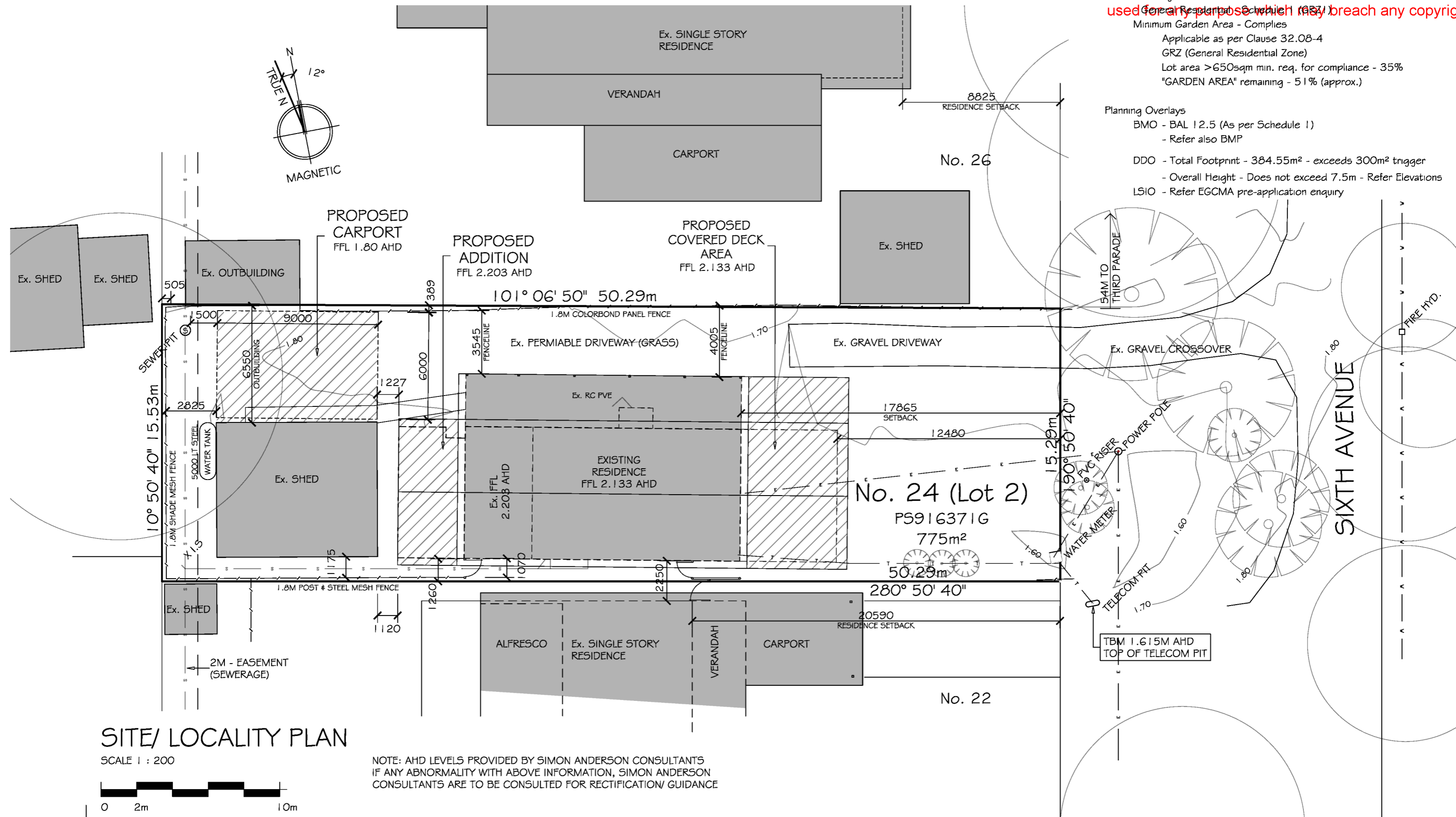
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EG50 PLANNING ORDINANCES

EG50 Planning Scheme Zone
General Residential Zone (GRZ)

- Minimum Garden Area - Complies
- Applicable as per Clause 32.08-4
- GRZ (General Residential Zone)
- Lot area >650sqm min. req. for compliance - 35%
- "GARDEN AREA" remaining - 51% (approx.)

- Planning Overlays
- BMO - BAL 12.5 (As per Schedule 1)
 - Refer also BMP
 - DDO - Total Footprint - 384.55m² - exceeds 300m² trigger
 - Overall Height - Does not exceed 7.5m - Refer Elevations
 - LSIO - Refer EGCMA pre-application enquiry



SITE/ LOCALTY PLAN
SCALE 1 : 200



NOTE: AHD LEVELS PROVIDED BY SIMON ANDERSON CONSULTANTS
IF ANY ABNORMALITY WITH ABOVE INFORMATION, SIMON ANDERSON
CONSULTANTS ARE TO BE CONSULTED FOR RECTIFICATION/ GUIDANCE

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design & drafting

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BAL 12.5 Requirements

Subfloor supports

- No special construction requirements.

Floors

- No special construction requirements

External walls

- Parts less than 400mm above ground or deck etc to be of non-combustible material, 6mm fibre cement clad, or bushfire resistant/ naturally fire resistant timber.

External windows

- Bushfire shutter, or screened with steel, bronze or alum. mesh, or glazed with 4mm Grade A safety glass, or glass blocks within 400mm above ground or deck etc.
- Openable portion to be metal screened with frame of metal or metal reinforced UPVC or bushfire resistant timber.

External doors

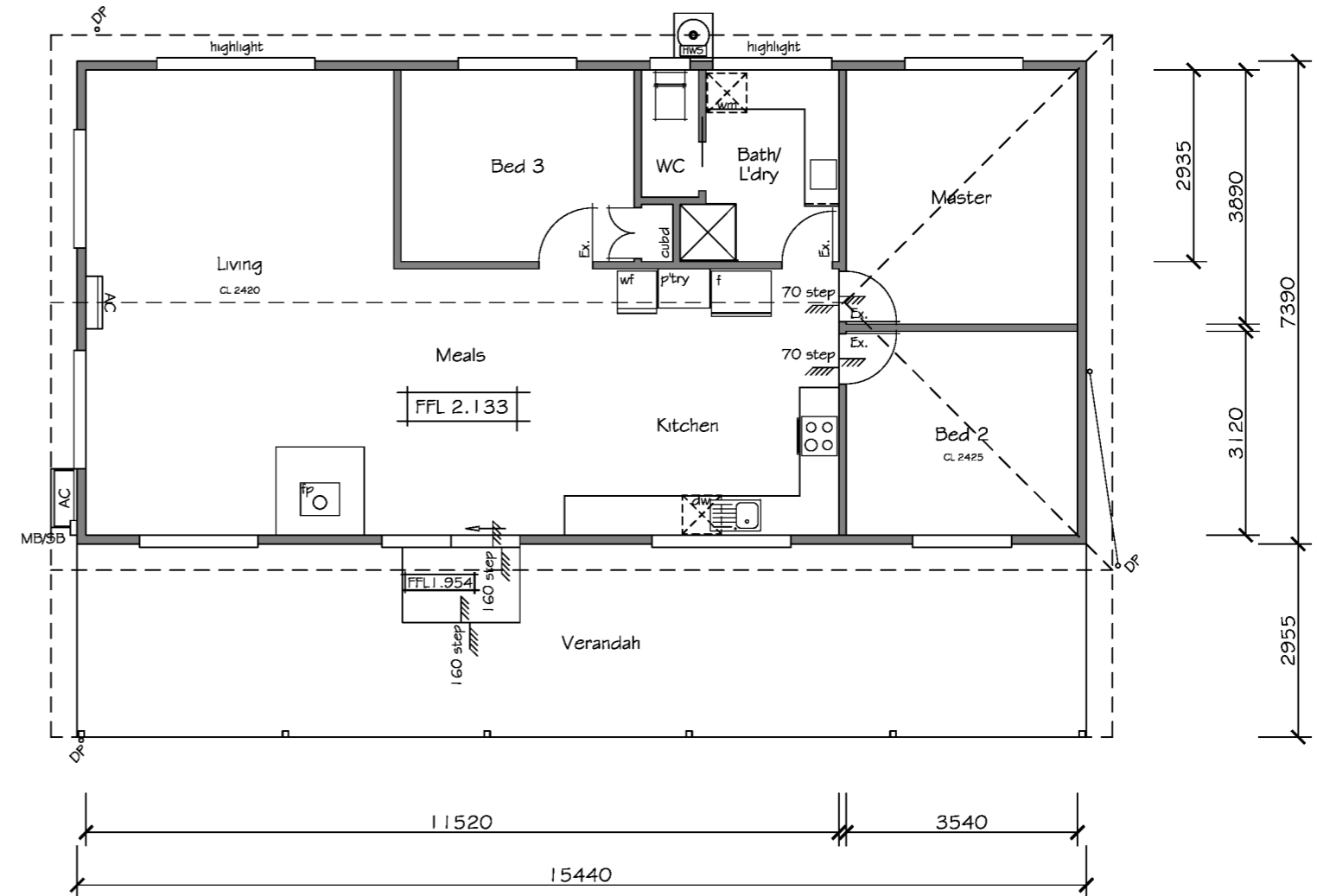
- Bushfire shutter, or screened with steel, bronze or alum. mesh, or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or naturally fire resistant (high density) timber framed for 400mm above ground or deck.
- Tight fitting weather strips at base (including to Garage vehicle doors).

Roofs

- Roof / wall junctions sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.

Verandahs & Decks

- Enclosed floor space - no special requirement for materials except within 400mm of ground.
- No special requirements for supports or framing.
- Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element.



Ex. FLOOR PLAN

SCALE 1 : 100

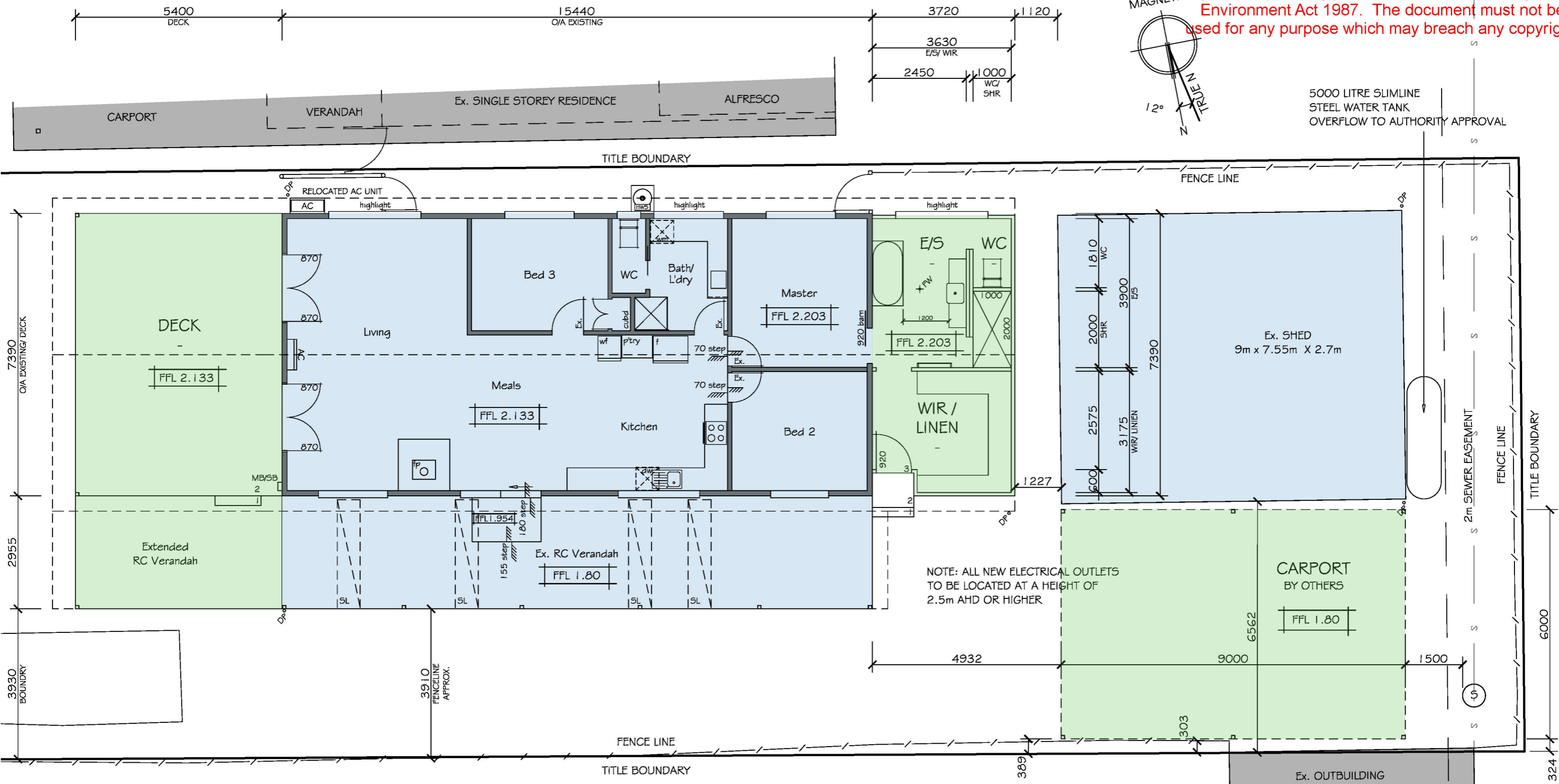


AREA:

Ex. RESIDENCE: 114.10m² (12.28 SQUARES)

Ex. VERANDAH: 45.63m² (4.91 SQUARES)

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PROPOSED FLOOR PLAN

SCALE 1 : 100



- DENOTES Ex. FOOTPRINT - 227.68 sqm
- DENOTES ADDITIONS - 136.54 sqm
- TOTAL BLG FOOTPRINT - 364.22 sqm

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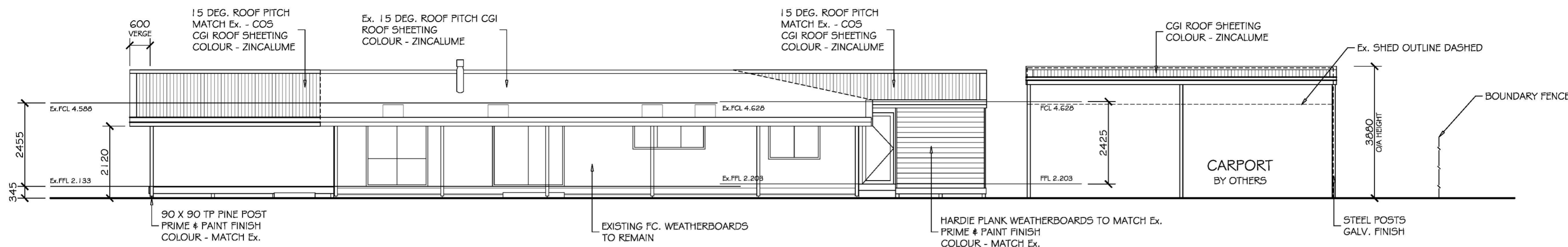
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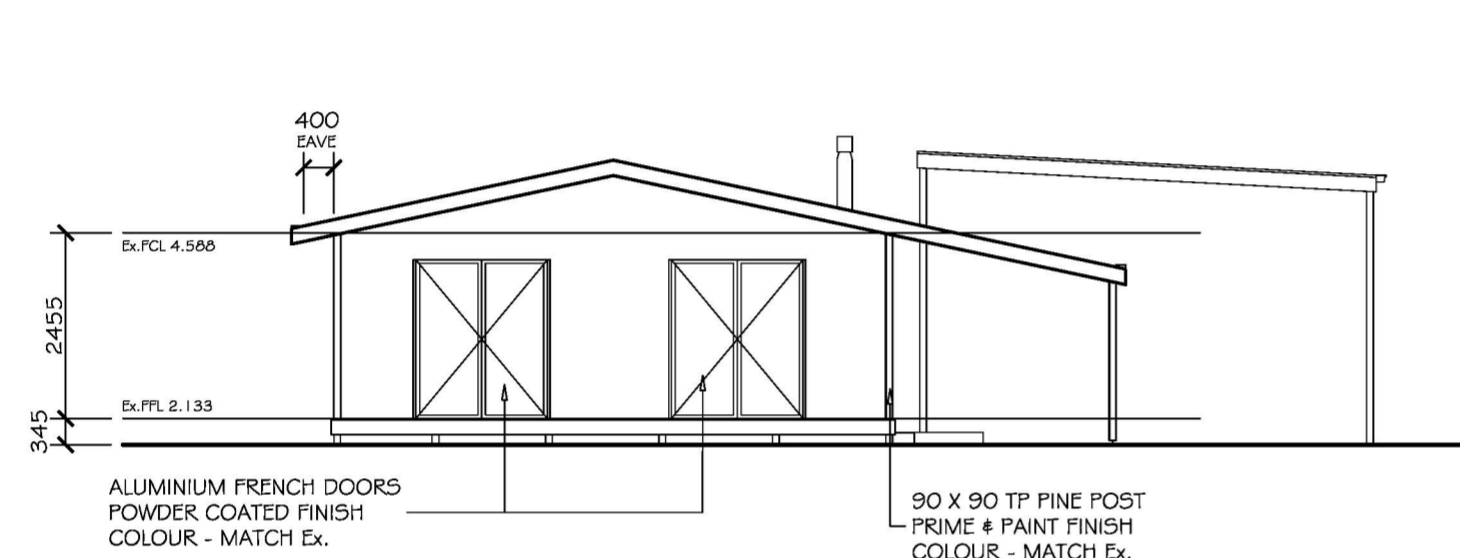
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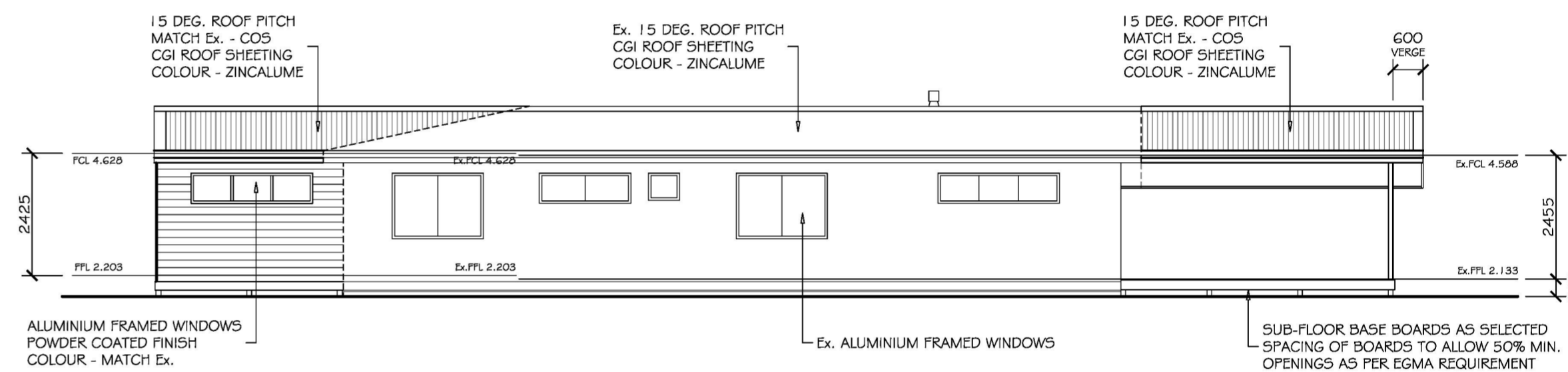
NORTH ELEVATION

SCALE 1 : 100



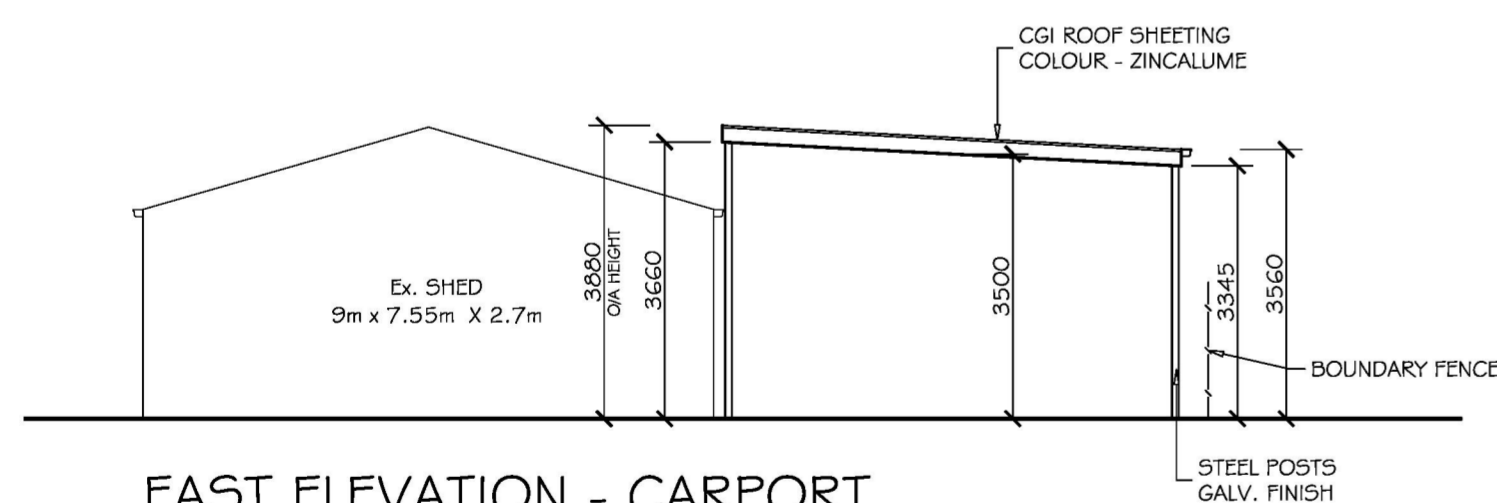
EAST ELEVATION

SCALE 1 : 100



SOUTH ELEVATION

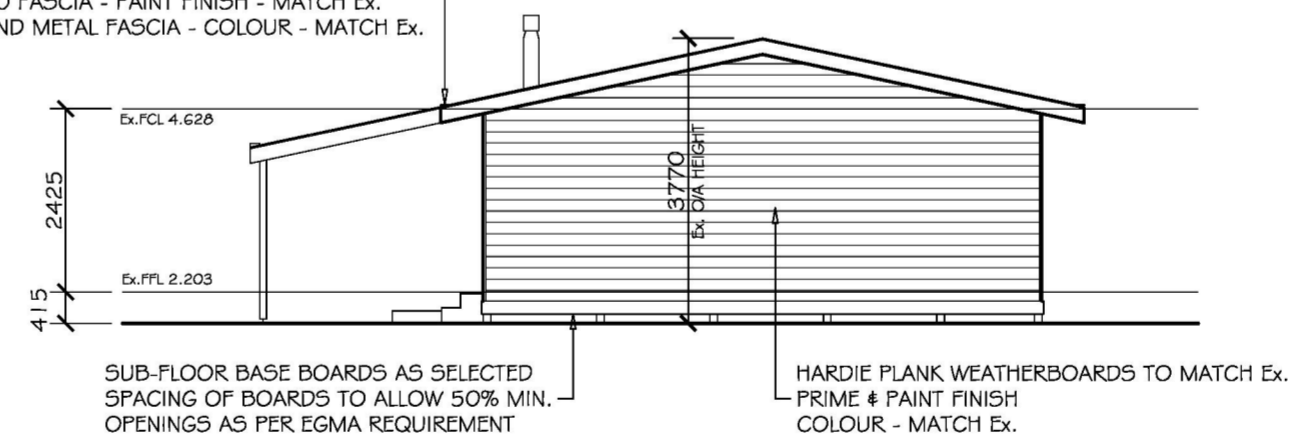
SCALE 1 : 100



EAST ELEVATION - CARPORT

SCALE 1 : 100

115 QUADRANT EAVES GUTTER - MATCH Ex. POWDER COATED WITH PAINT FINISH - MATCH Ex. OVERFLOW REQUIREMENTS AS PER BCA 190 X 35 MGP 10 FASCIA - PAINT FINISH - MATCH Ex. ALT. COLORBOND METAL FASCIA - COLOUR - MATCH Ex.



WEST ELEVATION

SCALE 1 : 100



EXISTING COLOURS TO BE MATCHED

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